



City of Los Angeles
Fire Department

FIRE/LIFE SAFETY VIOLATION

From: FPB/SCI/Inspector # 241 To: STEPHEN ARON 4700 WESTERN HERITAGE WY LOS ANGELES, CA 90027	Notice # 2200438001 Property ID 00438/001/001 Notice Date 08/05/2022 Insp. Date 08/05/2022 Due Date 09/04/2022 Fire Station District 012 Inspector # 241 Council District 02
DBA: SOUTHWEST MUSEUM	
Address of Violation: 234 W MUSEUM DR, , CA	
Responsible Party:	Emergency Phone:

COMPLY WITH REQUIREMENT AS NOTED

Pursuant to Los Angeles Municipal Code (LAMC) 57.106.5, the Los Angeles Fire Department (LAFD) has conducted an inspection for the above-listed property and observed one or more violations, as identified below. You are hereby ORDERED to correct said violation(s) and contact the Fire Inspector listed in the signature block at the end of this Notice for a compliance inspection by the due date listed above.

1. L.A.M.C. 57.105.6.5 Operational Fire Permit, Assembly Occupancy.

You are hereby ordered to obtain an operational fire permit through the Los Angeles City Office of Finance to engage in the business of operating a place of public assemblage. A place of public assemblage is any building or premises having assemblage capacity greater than 49 persons, designed for entertainment, instruction, worship, meetings, display, or consumption of food or drinks. The showing of motion pictures when an admission is charged, the premise is open to the public and has a capacity of 10 or more.

Each Permit shall be posted in a conspicuous place on the premises for which it is issued.

2. L.A.M.C. 57.108.7.2.1 Periodic Inspections and Tests

You are hereby ordered to provide Reg-4 testing of deficient fire protection system. No person owning or having charge or control of any items listed in Sections 107.6 and 107.6.1 of this section shall maintain said items in defective condition or in a state of disrepair, or install or maintain such in a manner that endangers life or creates a fire or explosion hazard. No person shall violate an order of the Chief to require periodic inspections as required by Section 107.6.2.1.

Currently the following fire protection systems are deficient and need Reg-4 testing: FIRE ALARM, STORED ELECTRICAL AND ELEVATORS

L.A.M.C. 57.107.7.4 Penalties and Minimum Fines

Violation of L.A.M.C. 57.108.7.2.1 shall be subject to penalties and minimum fines as prescribed in Section 110.4.2 and Table 110.4.

3. L.A.M.C. 57.108.7.3 Defective Condition

You are hereby ordered to repair all defective fire protection equipment. No person owning or having charge or control of any items listed in Sections 107.6 and 107.6.1 of this section shall maintain said items in defective condition or in a state of disrepair, or install or maintain such in a manner that endangers life or creates a fire or explosion hazard. No person shall violate an order of the Chief to require periodic inspections as required by Section 107.6.2.1.

Currently the following fire protection systems have failed Reg-4 testing and need repaired:

L.A.M.C. 57.108.7.4 Penalties and Minimum Fines

Violation of L.A.M.C. 57.108.7.3 shall be subject to penalties and minimum fines as prescribed in Section 110.4 and Table 110.4.

4. L.A.M.C. 57.604.6.2 Power Test Record.

You are hereby ordered to provide testing of battery-powered emergency lighting. For battery-powered emergency lighting, a power test of the emergency lighting equipment shall be completed annually. The power test shall operate the emergency lighting for not less than 90 minutes and shall remain sufficiently illuminated for the duration of the test.

5. L.A.M.C. 57.604.7 Supervision of Maintenance and Testing.

You are hereby ordered to repair and maintain emergency lighting system. Emergency lighting systems shall be in an operable condition at all times. Repair inoperative system forthwith.

6. L.A.M.C. 57.703.1 Maintaining Protection.

You are hereby ordered to repair holes in walls, and/or replace ceiling tiles, to restore to original fire resistive condition. Materials and firestop systems used to protect membrane and through penetrations in fire-resistance-rated construction and construction installed to resist the passage of smoke shall be maintained. The materials and firestop systems shall be securely attached to or bonded to the construction being penetrated with no openings visible through or into the cavity of the construction. Where the system design number is known, the system shall be inspected to the listing criteria and manufacturer's installation instructions.

Inspection by the fire code official has revealed the need to repair to the original fire resistive condition in the following area(s):

7. L.A.M.C. 57.901.4 Installation.

Repair the fire alarm system to its original operating condition. Fire protection systems shall be maintained in accordance with the original installation standards for that system. Required systems shall be extended, altered or augmented as necessary to maintain and continue protection whenever the building is altered, remodeled or added to.

Inspection by the fire code official has revealed the need to repair Fire Alarm system to original operating condition:
FIRE ALARM IN TROUBLE

8. L.A.M.C. 57.906.2.1 Certification of Service Personnel for Portable Fire Extinguishers.

You are hereby ordered to ensure recharging of fire extinguishers. Servicing of fire extinguishers shall be done by a person having a valid Certificate issued by an approved governmental agency, or other approved organization for the type of work performed.

Inspection by the fire code official has revealed the need to provide recharging of fire extinguishers by person having

a valid certificate in the following location(s):ALL EXTINGUISHERS

9. L.A.M.C. 57.907.2.10.2.4 Smoke Alarms

You are hereby ordered to test and maintain smoke alarm. Smoke alarms shall be tested and maintained in accordance with the manufacturer's instructions. Smoke alarms that no longer function shall be replaced.

10. L.A.M.C 57.1010.1.9.3 Locks and Latches.

You are hereby ordered to provide, and maintain locks and latches.

Locks and latches shall be permitted to prevent operation of doors where any of the following exists:

1. Places of detention or restraint.
2. In buildings in occupancy Group A having an occupant load of 300 or less, Groups B, F, M and S, and in places of religious worship, the main exterior door or doors are permitted to be equipped with key-operated locking devices from the egress side provided:
 - 2.1. The locking device is readily distinguishable as locked;
 - 2.2. A readily visible durable sign is posted on the egress side on or adjacent to the door stating: THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED. The sign shall be in letters 1-inch high on a contrasting background; and
 - 2.3. The use of the key-operated locking device is revocable by the fire code official for due cause.
3. Where egress doors are used in pairs, approved automatic flush bolts shall be permitted to be used, provided that the door leaf having the automatic flush bolts has no doorknob or surface mounted hardware.
4. Doors from individual dwelling or sleeping units of Group R occupancies having an occupant load of 10 or less are permitted to be equipped with a night latch, dead bolt or security chain, provided such devices are openable from the inside without the use of a key or tool.
5. Fire doors after the minimum elevated temperature has disabled the unlatching mechanism in accordance with listed fire door test procedures

Inspection by the fire code official has revealed the need to provide signage on doors stating "door must remain unlocked" in the following location(s):

11. L.A.M.C. 57.1013.1 Exit Signs Where Required.

You are hereby ordered to provide and maintain exit signs with the word "Exit". Exits and exit access doors shall be marked by an approved exit sign readily visible from any direction of egress travel. The path of egress travel to exits and within exits shall be marked by readily visible exit signs to clearly indicate the direction of egress travel in cases where the exit or the path of egress travel is not immediately visible to the occupants. Intervening means of egress doors within exits shall be marked by exit signs. Exit sign placement shall be such that any point in an exit access corridor or exit passageway is within 100 feet or the listed viewing distance of the sign, whichever is less, from the nearest visible exit sign.

Inspection by the fire code official has revealed the need to provide exit sign at the following location(s):

THROUGHOUT BUILDINGS, THERE ARE APPROXIMATELY 11 TRTIUM EXIT SIGNS THAT HAVE EXPIRED AND NEED REPLACEMENTS

Penalties, Costs, and Fees

(A) Pursuant to L.A.M.C 57.109.4.2 Violation Penalties, you are hereby notified that persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof, or who shall erect, install, alter,

repair, or do work in violation of the approved construction documents or directive of the fire code official, or of a permit or certificate used under provisions of this code, shall be guilty of a misdemeanor of this code in accordance with the mandatory minimums fines identified in Table 109.4 of this code, punishable by a fine of not more than \$1000 or by imprisonment not exceeding six months, or both such fine and imprisonment.

Further, each person shall be guilty of a separate offense for each and every day, or portion thereof, during which a violation of any provision of Section 57.109 is committed, continued, or permitted by such person and shall be punishable accordingly.

(B) L.A.M.C. 57.104.12. Authority to Recover Investigative Costs authorizes the LAFD to recover costs expended to investigate and/or enforce the provisions of this code. Nothing in this chapter or code shall prohibit the payment of investigative costs to the Fire Department by any person so convicted of any provision of this article, to the Fire Department to retribute said agency for all costs expended to investigate and/or enforce the provisions of this code.

(C) Pursuant to L.A.M.C 57.104.12.1 Authority to Collect a Noncompliance Fee, you are hereby notified that if in the course of enforcing any federal, state, or local law or ordinance, the Department issues a Fire/Life Safety Order to a person or persons and the person fails to comply with that order, you will be required to pay and the Department shall collect a non-compliance fee.

Thank you for your immediate attention to our mutual problem concerning fire prevention and life safety.

For questions regarding this notice please contact:

Inspector FRANK ACEVEDO

Public Assemblage Unit

Los Angeles Fire Department

213-978-3640

email:

WARNING

Section 17299 and 24436.5 of the State Revenue and Taxation Code provide, in part, that a taxpayer, who derives rental income from housing determined by the local regulatory agency to be substandard by reason of violation of state or local codes dealing with health, safety or building, cannot deduct from state personal income tax and back and corporation income tax deduction for interest, depreciation, taxes or amortization attributable to such substandard structure where the substandard conditions are not corrected within six(6) months after notice of violation by the regulatory agency. THE DATE OF THIS NOTICE MARKS THE BEGINNING OF THAT SIX MONTH PERIOD. This Department is required by law to notify the Franchise Tax Board of failure to comply with these Code sections.

PLEASE BE ADVISED THAT THE ABOVE WARNING IS FOR PURPOSES OF COMPLIANCE WITH THE STATE REVENUE AND TAXATION CODE ONLY. COMPLIANCE WITH OTHER LAWS AS NOTED ON THIS INSPECTION REPORT OR NOTICE OF VIOLATION MUST BE MADE WITHIN THE TIME SPECIFIED ON THE REPORT OR NOTICE.

FAILURE ON YOUR PART TO COMPLY WITH THIS NOTICE ON OR BEFORE 09/04/2022 WILL SUBJECT YOU TO PENALTIES PRESCRIBED BY ORDINANCE. A REINSPECTION OF THE PREMISES WILL BE MADE FOR FULL COMPLIANCE. NONCOMPLIANCE WITH THIS ORDER SHALL RESULT IN A NONCOMPLIANCE FEE BASED UPON A FIRE INSPECTOR'S TOTAL HOURLY RATE, TWO HOUR MINIMUM CHARGE, FOR EACH REINSPECTION REQUIRED. CURRENT MINIMUM CHARGE IS \$432.00 PER REINSPECTION.

OWNER/RESPONSIBLE PARTY: _____

For additional information

Phone:

By order of the Fire Chief

(213)978-3650

FRANCISCO ACEVEDO

Inspector

PUBLIC ASSEMBLAGE

Assignment

Signature

Fire Department Use

I DISCUSSED THE VIOLATIONS

ON THIS NOTICE WITH _____ ON _____
Date

Member's Signature

I DELIVERED THIS NOTICE ON: _____ TO _____
Date Responsible Party

Member's Signature

I MAILED THIS NOTICE VIA U.S. MAIL ON: _____
Date

Member's Signature

I E-MAILED THIS NOTICE ON: _____
Date

Member's Signature

COMPLIANCE ON: _____
Date

Member's Signature

FORWARDED TO LEGAL LIASON ON: _____
Date

Member's Signature